

**CITY OF MILPITAS PLANNING COMMISSION
FINAL AGENDA FOR SEPTEMBER 26, 2007
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** September 12, 2007
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- 1. USE PERMIT AMENDMENT NO. UA2007-11:** A request to consider a Conditional Use Permit amendment to allow onsite alcoholic beverage service and consumption at the India Community Center located at 525 Los Coches Street (APN: 086-28-052), zoned Industrial Park (MP). Applicant: Vijay Bhatia. Staff Contact, Momo Ishijima, (408) 586-3274. (PJ# 2405)
(Recommendation: Approve with Conditions)

2. **MURPHY RANCH/FAIRFIELD RESIDENTIAL PROJECT – GENERAL PLAN AMENDMENT NO. GP2005-11 & ZONE CHANGE NO. ZC2005-2, “S” ZONE NO. SZ2005-13, PLANNED UNIT DEVELOPMENT PERMIT NO. PD2007-4., MAJOR TENTATIVE MAP NO. MA2005-7 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-9:** A request for a General Plan Amendment, Rezoning, Site and Architectural Review (“S” Zone), Planned Unit Development, Major Tentative Map, and Environmental Impact Assessment to allow for the construction of 659 new residential units including a public park and trail connection on 21.73 acres located west of Murphy Ranch Road, south of Technology Drive, north of the Hetch Hetchy pipeline and east of Coyote Creek. (APN’s: 086-01-041 and 042). The project has two sections, Murphy Ranch South, consisting of 285 townhouses on 14.15 acres and Murphy Ranch North, 374 rental apartments on 7.58 acres. The property is proposed to have the General Plan designation changed from Industrial Park to Multi-Family High Density Residential with a rezone from MP – Industrial Park to R4 - Multi Family High Density Residential, a Planned Unit Development Permit and request for approval of a Vesting Tentative Subdivision Map. An Environmental Impact Report has been prepared for the proposed project. Applicant: Shon Finch of Fairfield Residential LLC. Staff Contact: Geoff I. Bradley, (408) 730-4106. (PJ# 3170) (*Recommendation: Denial*)

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS October 10, 2007

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Gurdev Sandhu-regular member, Norman Azevedo-regular member, Noella Tabladillo-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. **This project review will be held at 6:30 P.M. in the City of Milpitas Committee Conference Room, First Floor, 455 E. Calaveras Boulevard.**

- a. **"S" ZONE APPROVAL AMENDMENT NO. SA2007-47:** A request to modify an existing monument sign that entails installation of a new aluminum 3'x12' sign cabinet over a solid aluminum metal base. The proposed sign will be double-faced, non-illuminated sign consisting of raised letters and logo located at 1656 McCarthy Blvd. (APN: 086-03-064), zoned Industrial Park (MP-S). Applicant Baymark Signs. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approve with Conditions)*
- b. **"S" ZONE AMENDMENT NO. SA2007-55:** A request to place a decorative water fountain in Park Town Plaza Located at 1350 S. Park Victoria (APN: 088-36-045), zoned General Commercial (C2). Applicant: Peacock Construction, Inc. Staff Contact Tiffany Kunsman, (408) 586-3283. *(Recommendation: Approve with Conditions)*
- c. **ADMINISTRATIVE PERMIT NO. AD2007-18:** A request to have a one-day outdoor "Walk n' Wag" (Humans and Dogs walking around a couple of blocks to help raise money to save animals lives) fundraising event on October 6, 2007 for the Humane Society located 901 Ames Avenue (APN: 086-31-006), zoned Heavy Industrial (H2). Applicant: Jenny Rutherford. Staff Contact: Tiffany Kunsman, (408) 586-3283. *(Recommendation: Approve with Conditions)*

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE
Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT SUBCOMMITTEE
at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.
E-mail: rpioroda@ci.milpitas.ca.gov
Fax: (408) 586-3030
Phone : (408) 586-3000

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